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Japan

Solid Wood Products

Construction of 3-story Residential Wood-framed Increased in 2003

2004

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Report Highlights:

In 2003, construction of 3-story residential wood-framed buildings grew 29.9% and construction of 3-story wood-framed multi-family units was up 41.1%, from the previous year, totaling 24,803 and 247 buildings, respectively.

Includes PSD Changes: No
Includes Trade Matrix: No
Unscheduled Report
Tokyo [JA1]
[JA]

For the first time in 7 years, construction of 3-story residential wood-framed buildings grew in 2003 an astounding 29.9% from the previous year, to 24,803 buildings. Of these, 58.4 were in quasi-fire protection districts, up 31.6% from the previous year. Construction of 3-story wood-framed multi-family units was up 41.1%, to 247 buildings. Of these, 47.4% were in quasi-fire protection districts, up 116.7% from the previous year.

Increased availability of low cost real estate, especially in urban markets, and growing market acceptance of the wood frame construction in 3-story buildings, have been identified as the key factors driving this growth.

Single-family three-story residential units were first allowed in areas up to and including quasi-fire protection districts, non-designated areas for fire and areas covered under Article 22, in a major revision in the Japanese Building Standard Law (BSL) in 1987. In 1992, the BSL was revised again to allow construction of multi-family, wood-framed, 3-story, residential units in non-designated areas for fire and areas regulated under Article 22. In 1998, the BSL was revised to include multi-family, wood-framed, 3-story, residential units in quasi-fire protection districts.

Wood-framed, 3-story, Detached Residential Buildings By Framing Method						
Urban Market	Number	Post & Beam	2x4	Prefab.	Hybrid	Others
Tokyo	7,625	6,430	856	84	178	77
Osaka	3,579	1,792	654	32	1,085	16
Kanagawa	2,906	1,967	773	37	125	4
Saitama	1,768	1,430	250	42	45	1
Kyoto	1,648	1,559	34	12	40	3
Hyogo .	1,338	935	257	14	131	1
Others	5,939	2,265	1,423	133	2,075	43
Total 2003	24,803	16,378	4,247	354	3,679	145
Total 2002	19,093	12,327	2,873	394	3,323	176
% Change	+ 29.9%	+ 32.9%	+47.8%	-10.2%	+10.7%	-17.6%

(Source: Ministry of Land, Infrastructure & Transport)

End of Report